

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE SE/S Belair Road, 829 ft. NE of Darnall Road 9423 Belair Road 11th Election District 5th Councilmanic District Orville M. Jones, Legal Owner 1st Preference Mortgage Company Contract Purchaser, Petitioner

* BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 92-203-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception and Zoning Variances for that property known as 9423 Belair Road.

As to the Petition for Special Exception, the Petitioner seeks approval for a Class B office building in an R.O. zone. As to the variances, they number four (4). They are; a variance from Section 203.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a double faced illuminated free standing sign with 48 sq. ft. total face area (both sides) in lieu of the required 8 sq. ft. non-illuminated wall mounted sign; a variance from Section 203.4.C.6 of the B.C.Z.R. to permit a 0% amenity open space in lieu of the required 7% within the interior of the parking lot; a variance from Section 203.4.C.3 of the B.C.Z.R. to permit a front setback of 10 ft. in lieu of the required 25 ft.; and a variance from Section 203.4.C.8, a,b,c.1 and c.2 of the B.C.Z.R. to permit landscaping in accordance with that previously required for the Class "A" office building, as shown on the plan, in lieu of the required screening, screening height and landscape buffers required for a Class B office building. All of the proposed variances and the site improvements are shown on Petitioner's Exhibit No. 1, the site plan to accompany the request for variances and special exception.

Appearing on behalf of the Petition, and represented by John Gontrum, Esquire, was Orville M. Jones, the property owner. Also appearing on behalf of the Petition was J. Scott Dallas, the engineer who prepared the site plan. Appearing as interested parties were Dorothy McMann, President of the Perry Hall Improvement Association and George W. and Edna H. Wilson. Testimony elicited at the hearing was that the subject site is approximately .49 acres in gross area and is zoned a combination of R.O. (.47 acres) and D.R.16 (.02 acres). The site is improved with a 2 story existing structure which was used as an apartment building for many years. However, recently, Mr. Jones, the owner, renovated the site. As part of his renovation, he added an addition to the building, both on the first and second floors. This addition is clearly shown on the photographs which were introduced as a portion of the Petitioner's evidence. As a result of this construction, the building's area was increased by more than 10% and thus, the existing Class A building was converted to a Class B structure. Further, the property was relet and now houses the offices of 1st Preference Mortgage Corporation.

Mr. Gontrum proffered that all of the requirements of Section 502.1 were met. That is, the property does not adversely impact, in any way, the surrounding locale. In view of the fact that the building has existed and presently houses the proposed use, Mr. Gontrum's proffer is accepted. That is, since the use proposed within the special exception is existing, I am able to determine whether said use actually adversely impacts the surrounding locale by examination of the current conditions. A speculative decision is unnecessary. In that there is no evidence of any detriment, I am, therefore, persuaded that the special exception should be granted.

- 2 -

As to the variances, I am, likewise, persuaded that all four (4) should be granted. The first variance, requesting a deviation from strict adherence to the sign regulations, apparently has been the subject of negotiation between the Petitioner and representatives of the surrounding residential neighborhood. The parties have agreed that the proposed sign shall be located in the side yard of the property as shown on the plan and shall be 4 x 6 ft. in dimension. Further, it will be elevated a distance of 2 ft. from grade to the bottom of the sign, so as not to visually overwhelm the property and locale. Lastly, the Petitioner has agreed that the sign shall not be illuminated past 10:00 P.M. When viewed within those self imposed constraints, I am persuaded that the request for variance complies with Section 307 of the B.C.Z.R. and should be granted.

The second variance requested seeks permission for the parking lot to contain 0% amenity open space in lieu of the required 7%. The Petitioner's counsel proffered that this request was made in view of the unusual configuration of the proposed parking lot. That is, since the lot is situated to the rear and in view of the narrow width of that portion of the parcel, the variance was required. Again, based on these site constraints, in accordance with the standards contained with Section 307, I am persuaded that same should be granted.

The third variance requested seeks permission for a front yard setback of 10 ft. from the required 25 ft. As is shown on the plan, and proffered by Petitioner's counsel, the front portion of the property is subject to diminishment by a proposed widening of Belair Road. In the event of that widening, the front yard setback variance would be required. This potential development is beyond the control of the Petitioner and in view of the fact that the building exists, practical difficulty would certainly result

- 3 -

if this variance was not granted. Therefore, this request will also be approved.

Lastly, the Petitioner requests a variance from the landscaping requirements for a Class B office building. In lieu thereof, the Petitioner proposes landscaping as shown on the plan and was accepted when the C.R.G. approved this project earlier this year. Again, the Petitioner relies on the fact that the existing structure was originally a Class A office building and would have remained so if not for the Petitioner's expansion. In my view, the existing landscaping, as shown on the plan, sufficiently complies with the spirit and intent of the B.C.Z.R. and this variance should be granted. As is the case with all of the requested variances, I find that to not grant same would result in practical difficulty to the property owner, and that approval will not adversely affect the surrounding locale or be inconsistent with the spirit and intent of the regulations.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of December, 1991 that, pursuant to a Petition for Special Exception, approval for a Class B office building in an R.O. zone is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.3.C.1 of the B.C.Z.R. to permit a double faced illuminated free standing sign with 48 sq. ft. total face area (both sides) in lieu of the required 8 sq. ft. non-illuminated wall mounted sign be and is hereby GRANTED; and,

- 4 -

IT IS FURTHER ORDERED that a variance from Section 203.4.C.6 of the B.C.Z.R. to permit a 0% amenity open space in lieu of the required 7% within the interior of the parking lot be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.3 of the B.C.Z.R. to permit a front setback of 10 ft. in lieu of the required 25 ft. be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.8, a,b,c.1 and c.2 of the B.C.Z.R. to permit landscaping, in accordance with the previously required Class "A" office building, as shown on the plan, in lieu of the required screening, screening height and landscape buffers required for a Class B office building, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204

887 3353

December 12, 1991

John Gontrum, Esquire
Romadka, Gontrum and Hennegan
814 Eastern Avenue
Baltimore, Maryland 21221

RE: Petitions for Special Exception and Zoning Variance
Case No. 92-203-XA
1st Preference Mortgage Co., Contract Purchaser
Orville M. Jones, Legal Owner, Petitioners

Dear Mr. Gontrum:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.
cc: Mr. J. Scott Dallas
Mr. Orville Jones
Ms. Dorothy McMann
Mr. and Mrs. George W. Wilson



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.4.C.6 of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHMENT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Orville M. Jones

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Contract Purchaser/Lessee:

1st Preference Mortgage Co.

(Type or Print Name)

Signature

9423 Belair Road

Address

Baltimore, Maryland 21236

City and State

Attorney for Petitioner:

Romadka, Gontrum & Hennegan

(Type or Print Name)

Signature

814 Eastern Avenue

Address

Baltimore, Maryland 21221

City and State

Attorney's Telephone No.:

9533 Belair Road 256-6630

Address Phone No.

Baltimore, Maryland 21236

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Orville M. Jones

Name

9533 Belair Road 256-6630

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR.

AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER DATE 1/16/92

REVIEWED BY: DATE 1/16/92

Attachment for Variance
9423 Belair Road
Baltimore, Maryland 21236

92-203-XA

Variance from Section 203.3.C.1 to permit a double faced illuminated free standing sign with 48 sq ft total face in lieu of 8 sf non-illuminated wall mounted sign.

Variance from Section 203.4.C.6 to permit a 0% amenity open space in lieu of the required 7% within the interior of the parking lot.

Variance from Section 203.4.C.3 to permit a front setback of 10 feet in lieu of the required 25 feet.

Variance from Section 203.4.C.8 a, b, c.1 and c.2 to permit landscaping in accordance with the previous required class "A" landscaping requirements in lieu of the required screening, screening height, and landscape buffers as shown on plan.

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Reasons for requested Variance
9423 Belair Road
Baltimore, Maryland 21236

92-203-XA

1. Sign Variance: 8 square foot sign is to hard to see from Belair Road at the posted speed of 40 MPH.
2. Parking lot is not large enough and shaped properly to allow the interior open spaces.
3. There has been no change in the front setback. The porch was enclosed but not enlarged.
4. Landscaping as previously required is now in place. There is not room to put the buffer required for Class B building. Building was intended to be a Class A office building but the addition of an exterior stairway requires a change to Class B.

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

92-203-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for ALLOWING A CLASS B OFFICE BUILDING IN AN R.O. ZONE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

1st Preference Mortgage Co.
(Type or Print Name)

Signature

9423 Belair Road
Address

Baltimore, Maryland 21236
City and State

Attorney for Petitioner:

Romacka, Contrum & Hennigan
(Type or Print Name)

Signature

814 Eastern Boulevard
Address

Baltimore, Maryland 21221
City and State

Attorney's Telephone No.: 686-8274

Legal Owner(s):

Orville M. Jones
(Type or Print Name)

Signature

Orville M. Jones
(Type or Print Name)

Signature

9533 Belair Road
Address

Baltimore, Maryland 21236
City and State

256-6630
Phone No.

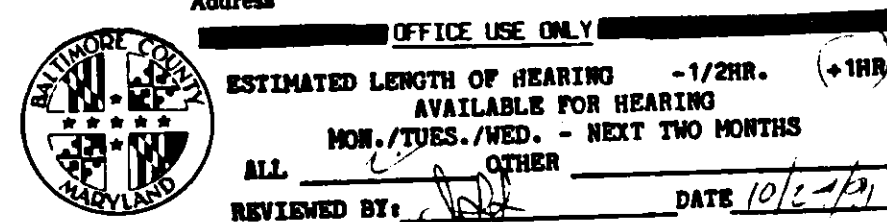
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Orville M. Jones
Name

9533 Belair Road
Address

Baltimore, Maryland 21236
City and State

256-6630
Phone No.



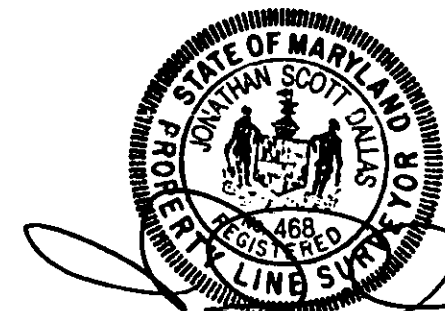
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: [Signature] DATE 10/2/91

ZONING DESCRIPTION
9423 Belair Road

BEGINNING at the corner of the southeast side of Belair Road and the northeast side of Halbert Avenue said point being distant 829 feet, more or less, from the northeast side of Darnall Road, 40 feet wide, as shown on S.C.B.E. 61-288 thence running with and binding on said southeast side of said Belair Road (1) North 49 degrees East 123 feet more or less thence leaving said Road and running the two following courses and distances: (2) South 43 degrees 50 minutes East 164 feet more or less and (3) South 49 degrees West 64.34 feet to intersect the northeast side of said Halbert Avenue thence running with and binding on said northeast side of said Halbert Avenue North 63 degrees 16 minutes West 176 feet more or less to the place of beginning.

Also known as 9423 Belair Road and located in the 11th Election District.

(Description above is for Zoning Purposes only and is not the result of a boundary survey.)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-203-XA

District: 11th Date of Posting: 11/2/91

Posted for: Special Exception & Variance

Petitioner: Orville M. Jones, 1st Preference Mortgage Co.

Location of property: 9423 Belair Rd., 829' NE of Darnall Rd.

Location of Sign: Along Belair Rd., 9423 Belair Rd.

Remarks: [Signature]

Posted by: [Signature] Date of return: 11/2/91

Number of Signs: 2

CERTIFICATE OF PUBLICATION

Nov 25, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 21, 1991.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke Olson
Publisher

1216 \$ 97.29

CERTIFICATE OF PUBLICATION

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NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke Olson
Publisher

1216 \$ 97.29

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

W# 90-237

receipt

Account: R-001-6150
Number

Date

USUAL HEARING FEE

1 X \$175.00

NON-ZONING VARIANCE (OTHER)

1 X \$175.00

OS - SPECIAL EXCEPTION

1 X \$175.00

LAST NAME OF OWNER: JONES

PLEASE MAKE CHECKS PAYABLE TO BALTIMORE COUNTY \$350.00

BA CODE 512P10-24-91

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

Hearing 12-11-91

receipt

Please Make Checks Payable to Baltimore County \$147.29
BA CODE 512P12 12-91

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 11-26-91

1st Preference Mortgage Company
9423 Belair Road
Baltimore, Maryland 21236

RE:

CASE NUMBER: 92-203-XA

SE/S Belair Road, 829' NE of Darnall Road

9423 Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Orville M. Jones

Contract Purchaser(s): 1st Preference Mortgage Company

Dear Petitioner(s):

Please be advised that \$147.29 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE SIGNING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

AMOLD JANAN
DIRECTOR

cc: John Contrum, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

NOVEMBER 16, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-203-XA

SE/S Belair Road, 829' NE of Darnall Road

9423 Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Orville M. Jones

Contract Purchaser(s): 1st Preference Mortgage Company

HEARING: WEDNESDAY, DECEMBER 11, 1991 at 9:00 a.m.

Special Exception for allow a Class B office building. Variance to permit a double-faced illuminated free-standing sign with 48 square feet total face in lieu of 8 square feet non-illuminated wall mounted sign; to permit 0% amenity open space in lieu of the required 7% within the interior of the parking lot; to permit a front setback of 10 ft. in lieu of the required 25 ft.; and to permit landscaping in accordance with the previous required Class "B" landscaping requirements in lieu of the required screening, screening height, and landscape buffers as shown on the plan.

Lawrence E. Schmitt
Zoning Commissioner of Baltimore County

cc: Orville M. Jones
1st Preference Mortgage Co.
John Contrum, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
December 2, 1991

John Gontrum, Esquire
Romadka, Grontrum & Hennegan
814 Eastern Blvd
Baltimore, MD 21221

RE: Item No. 209, Case No. 92-203-KA
Petitioner: Orville M. Jones
Petition for Special Exception and
Zoning Variance

Dear Mr. Gontrum:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: December 2, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

(410) 887-3353

Your petition has been received and accepted for filing this
24th day of October, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Orville M. Jones

Petitioner's Attorney: John Gontrum

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 21, 1991
Zoning Administration and
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Orville M. Jones, Item No. 209

In reference to the applicant's request, staff offers the following comments:

*This project received CRG approval on September 27, 1991.

*The proposed sign should be reduced to 15 sq ft per side as outlined in Section 203.3.C.1 of the Baltimore County Zoning Regulations.

*A landscape plan for this project has been reviewed and approved by the landscape planner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn

ITEM209/TXTROZ

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: November 20, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famill
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 5, 1991
ITEM NUMBER: 209

Please see the C.R.G. comments for this site.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lv3

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

NOVEMBER 20, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ORVILLE M. JONES
Location: #9423 BELAIR ROAD
Item No.: 209 Zoning Agenda: NOVEMBER 5, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

REVIEWER: *Harvey R. Fisher* Noted and Approved *Carl W. F. Brubaker*
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 13, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for November 5, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 201, 203, 204, 205, 206, 207, 208, and 209.

For Item 211, the lot dimensions shown on the plat do not agree with Plat Book 14, Folio 11.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s



Maryland Department of Transportation
State Highway Administration

January 17, 1992

Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
County Office Building
Towson, Maryland 21204

RE: 9423 Belair Road
East Side Belair Road, #29
East of Darnall Rd.
(Item No.: 209)

Dear Mr. Jablon:

Plans concerning the above subject were reviewed, and the location in question was inspected by Mr. Jessie L. Parker, the Highway Beautification Inspector for the area.

This office has no objection to the location of the signs as per plans submitted. Should you need further information please call me at (410) 333-1640.

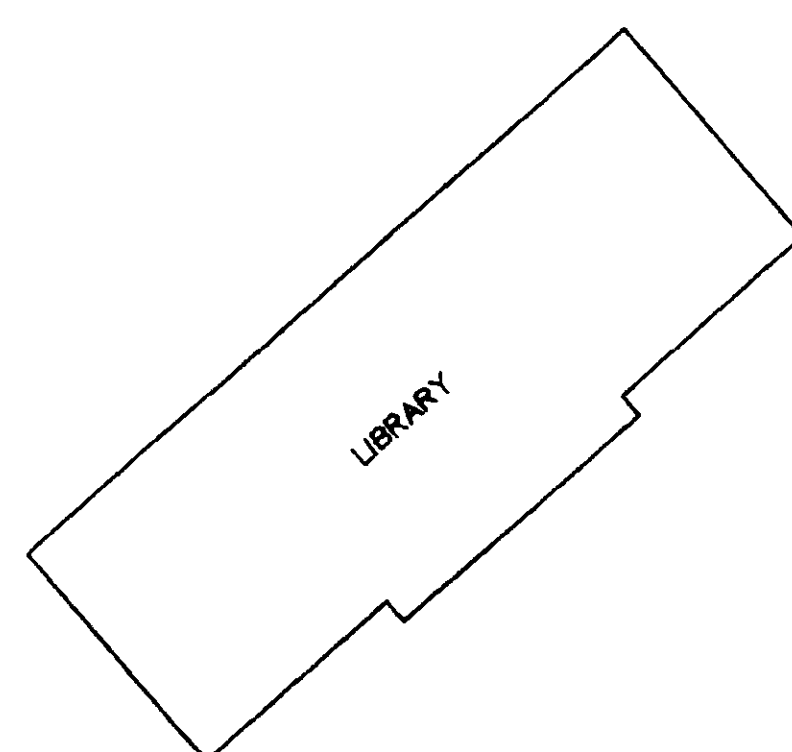
Sincerely,
George F. Dawson
George F. Dawson, Chief
Highway Beautification Section

GTD:lrs
CC: Jessie L. Parker

RECEIVED
JAN 22 1992
ZONING OFFICE

My telephone number is 333-1640
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

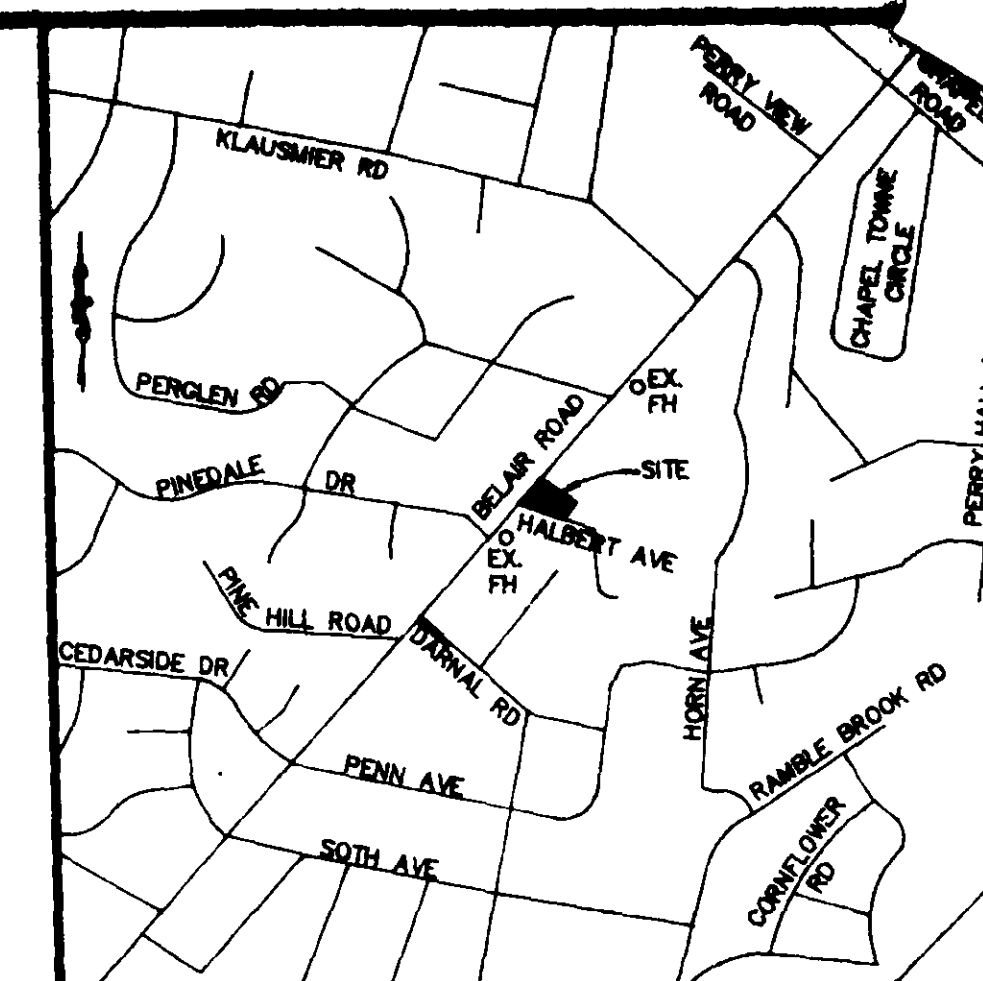
1. SECTION DISTRICT #11
2. COUNCIL DISTRICT #5
3. CENSUS TRACT #4113.05
4. WATERSHED #6
5. SUBVERSHEED #22
6. SITE ACREAGE NET = 0.35AC.± GROSS = 0.49 AC.±
7. PARKING REQ'D 3.3/1000 SF x (1ST FL. 1358 SF + 2ND. FL. 1196 SF) = 2534 x 3.3/1000 = 8.5
8. 9.9 SF, 1 INCH HCP
9. LANDSCAPING TO BE IN ACCORDANCE WITH PREVIOUSLY APPROVED CLASS "A" LANDSCAPE PLAN.
10. F.A.R. = 2554/20470 = 0.125 (MAX ALLOWABLE F.A.R. = 0.33)
11. UTIL. HEREON PER REFERENCED PLANS.
12. SURROUNDING BFB (CROSS) MODERATE LIM. HOMESITES W/8MSTS, STREETS & PARKING LOTS.
13. TOPOGRAPHY HEREON PER B.C.B.E. NE 10.G
14. EX. ZONING OF SITE: R.O. 0.47AC.± (GROSS) D.R.-16 0.02AC.± (GROSS)
15. W-90-237 (C.R.G. MEETING WAIVER)
16. GENERAL OFFICES PROPOSED. NO ATTIC. BASEMENT FOR STORAGE ONLY.
17. MORTGAGE BANKING PROPOSED FOR 1st & 2ND FLOOR.
18. NO MEDICAL OFFICES PROPOSED. NO PROPOSED GARAGE STORAGE.
19. HOURS OF OPERATION 8 AM - 6 PM. NUMBER OF EMPLOYEES (ESTIMATED) = 4.
20. PAVING MUST BE DURABLE. DUSTS: SURF. (BIT. SURFACE, CONCRETE, OR BIT. CONCRETE)
21. PARKING SHALL COMPLY WITH SECTION 4-B (1 THROUGH 6 AND SECTION 409.11).
22. BUILDING HEIGHT LESS THAN 35'
23. S.H.A. NOTE: RT 1 EX. ENTRANCE TO BE ABANDONED, (ALL PROPOSED INGRESS & EGRESS BY HALBERT AVE. ONLY).
24. QUAD. TICS HEREON PER R.C.B. 28B
25. NO KNOWN WELLS, SEPTIC SYSTEMS OR UNDERGROUND TANKS ON SITE.
26. FIRE DEPARTMENT, PROPOSED BUILDING SHALL BE DESIGNED & CONSTRUCTED SO AS TO MEET
27. THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY, 1988 EDITION.
28. NOTE: DEADING HEREON PER DEEDS & FOR ZONING PURPOSES ONLY. NOT THE RESULT OF A BOUNDARY SURVEY.
29. PROPOSED SIGN SHALL NOT BE ILLUMINATED PAST 10:00 P.M.



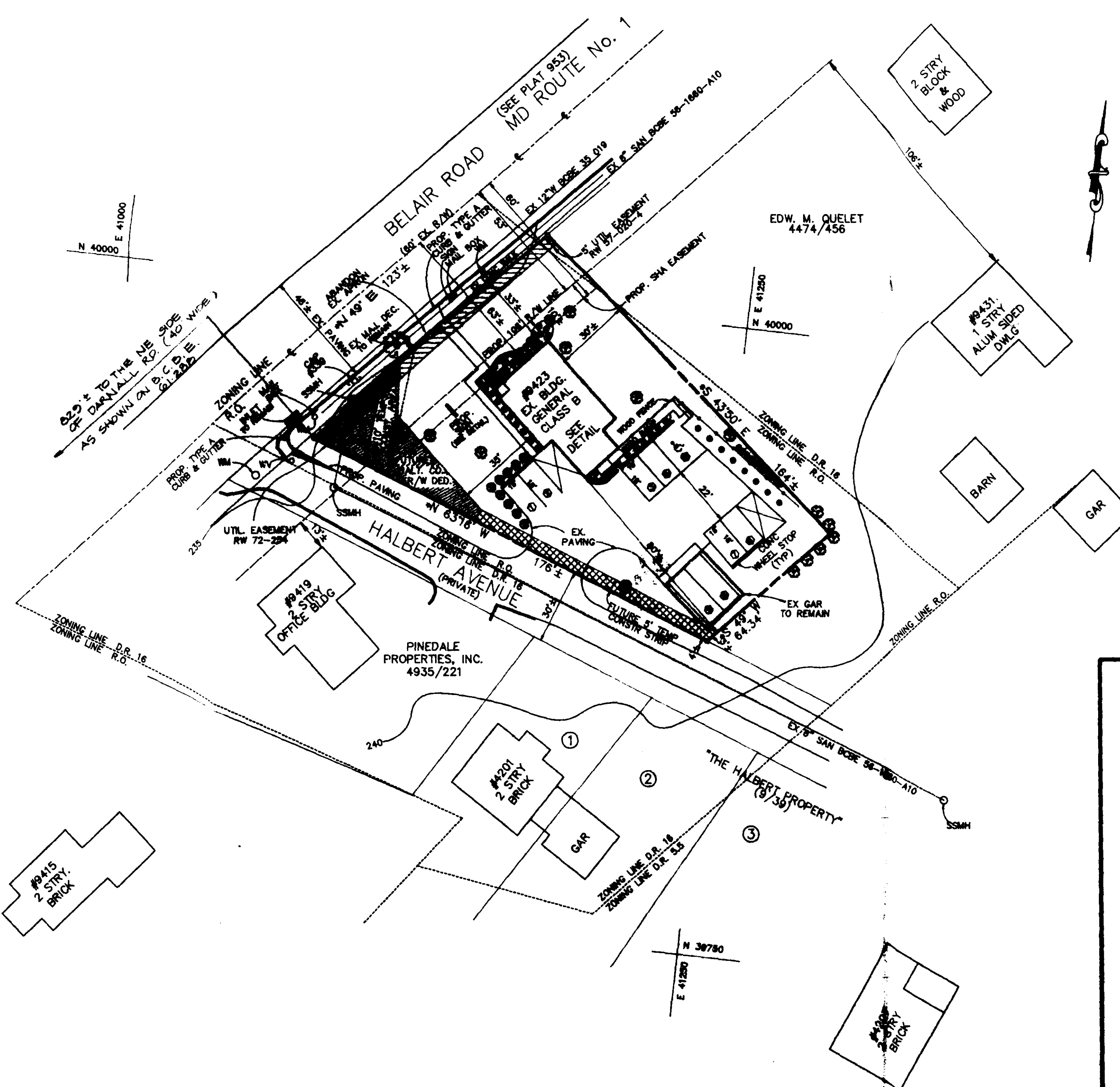
REQUESTED VARIANCES:

1. VARIANCE FROM SECTION 203.3.C.1 TO PERMIT A DOUBLE FACED, ILLUMINATED FREE STANDING SIGN WITH A 48 SF TOTAL FACE IN LIEU OF THE PERMITTED 8 SF NON-ILLUMINATED WALL MOUNTED SIGN.
2. VARIANCE FROM SECTION 203.4.C.6 TO PERMIT A 0% AMENITY OPEN SPACE IN LIEU OF THE REQUIRED 7% WITHIN THE INTERIOR OF THE PARKING LOT.
3. VARIANCE FROM SECTION 203.4.C.3 TO PERMIT A FRONT SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 25 FEET.
4. VARIANCE FROM SECTION 203.4.C.8 a., b., c.1 and c.2. TO PERMIT LANDSCAPING IN ACCORDANCE WITH THE PREVIOUSLY APPROVED CLASS "A" LANDSCAPING REQUIREMENTS IN LIEU OF THE REQUIRED SCREENING, SCREENING HEIGHT, AND LANDSCAPE BUFFERS AS SHOWN ON PLAN.

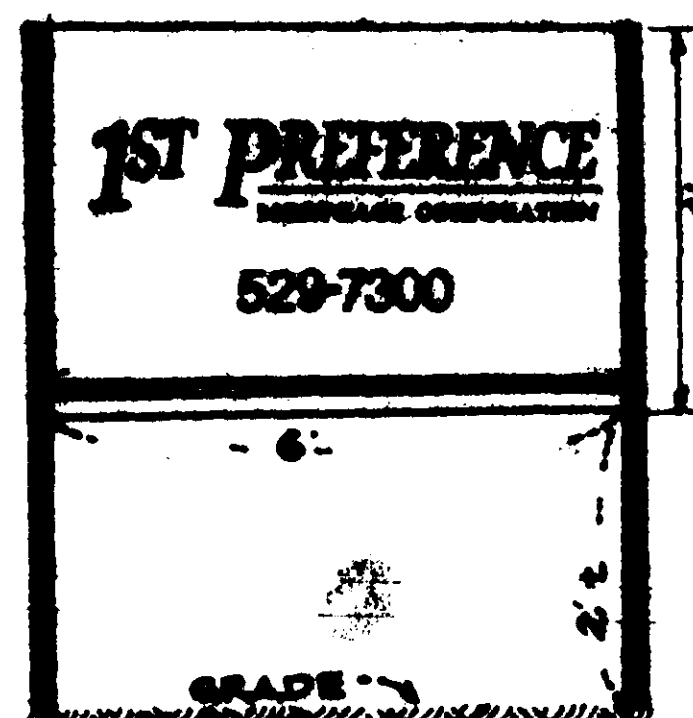
TO ALLOW A CLASS "B" OFFICE BUILDING IN AN R.O. ZONE.



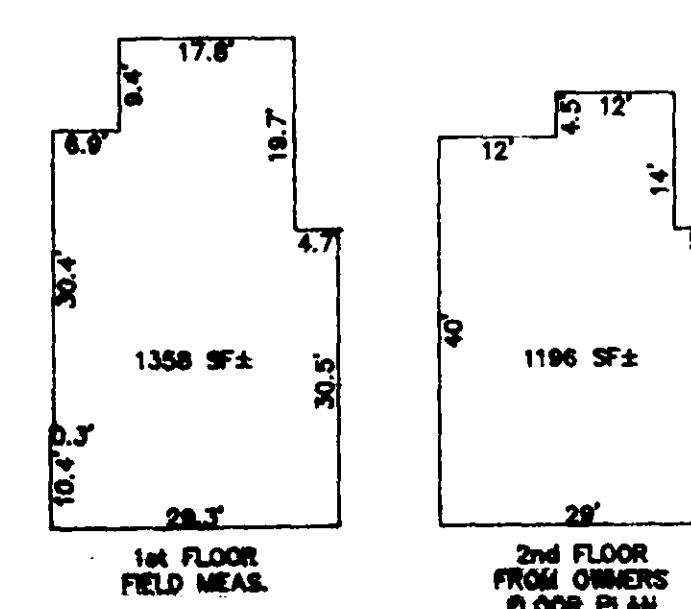
LOCATION MAP
SCALE: 1" = 1000'
(29 - C - 5)



PROPOSED SIGN DETAIL
1' x 2' 0" ±



BUILDING DETAIL
1" = 20'



CLASS "B" OFFICE BUILDING
(SEE WAIVER W-90-237)

#9423 BELAIR ROAD

IN ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE, 1" = 30' 10-13-91
BLDG. PERMIT No. B-086970 CONTROL No. C0C-885-91 PROJECT No. 91063

ORVILLE M. JONES
#9533 BELAIR ROAD
BALTIMORE, MD. 21236
(301)256-6630

DEED REFERENCE,
5908/658
TAX ACCOUNT #, 11-17 010102



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